



Offers In The Region Of £245,000 Freehold

4 MALLARD CLOSE | SHIREBROOK | MANSFIELD | NG20 8DB

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL HOME..

Nestled in a peaceful area of Shirebrook, this beautifully presented detached bungalow offers the perfect blend of comfort, style, and practicality. With generous interiors, tasteful finishes, and inviting private outdoor spaces, it's ideal for relaxed living and entertaining alike.

Step inside through the welcoming hallway, complete with built-in storage, leading into the living/dining room — a bright and elegant space featuring carpeted flooring, central heating radiators, and a charming fireplace. Dual-aspect windows provide pleasant views of the front and side of the property, while the dining area offers plenty of room for gatherings.

The kitchen is stylish and functional, fitted with ample cabinetry, generous work surfaces, an integrated double oven with induction hob and plumbing for appliances, and an extractor fan. An extended counter serves as a breakfast bar, complemented by a side window and convenient outdoor access.

The bathroom includes a modern four-piece suite comprising a walk-in shower, bath, hand wash basin, and low-flush toilet, with twin side windows bringing in natural light.

The lounge/bedroom one offers excellent versatility, with herringbone-style flooring, a central heating radiator, and large sliding doors opening onto the garden.

Bedroom three features hard flooring, a built-in cupboard, and a side window, while bedroom three enjoys carpeted flooring, a radiator, and a lovely garden outlook.

A garage provides additional storage or workshop potential. Outside, the rear garden boasts a two-tier lawn and a patio areas ideal for outdoor dining, while the front offers a private driveway for two vehicles. The outside of the bungalow allows all round access to the garden.

Contact us today to arrange your private viewing of this charming and versatile home.





Hall

Additional storage cupboards and access to;

Living/Dining Room 22'2" x 12'5"

The room features carpeted flooring, a central heating radiator, and a fireplace, with a designated dining area and dual-aspect windows offering views to both the front and side of the property.

Kitchen 9'0" x 11'7"

Features storage cupboards, work surfaces, an integrated hand wash basin and oven, plumbing for additional appliances, an extractor fan and an extended work surface that can serve as a bar or extra dining area, with a side window and convenient access to the outdoors.

Inner Hall

Large spacious airing cupboard and giving access to;

Bathroom 9'1" x 8'9"

Four-piece suite comprising a hand wash basin, low-flush toilet, walk-in shower, bath, storage cupboard and two windows overlooking the side of the property.

Lounge/Bedroom One 12'4" x 9'6"

Finished with a central heating radiator, herringbone-style flooring and large sliding doors providing access to the garden.

Bedroom Two 9'7" x 11'0"

Providing carpeted flooring, a central heating radiator and a large window overlooking the garden.



Bedroom Three 9'7" x 12'7"

Finished with hard-style flooring, a central heating radiator, a large fitted wardrobe, benefits from fitted double mirrored wardrobes providing convenient storage and a window to the side of the property.

Garage 8'11" x 17'5"

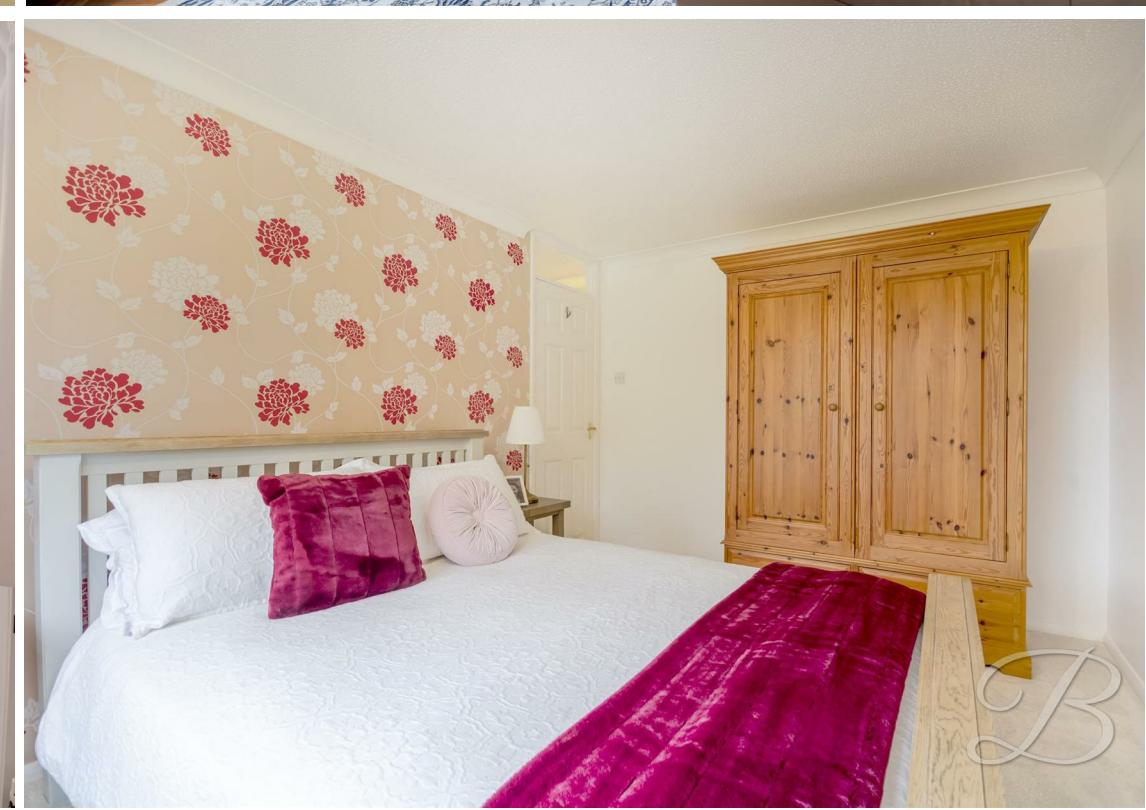
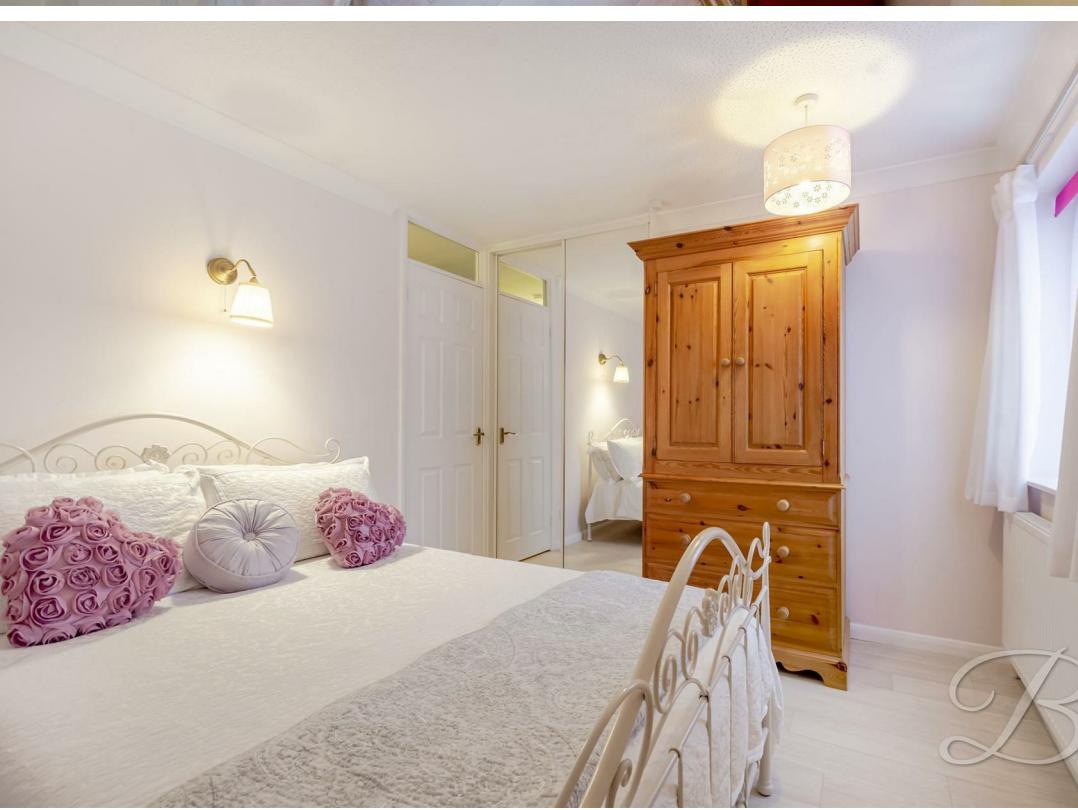
Providing additional storage space and secure parking or a workshop.

Outside

The rear exterior comprises a well-maintained lawn laid across two levels and a patio area suitable for outdoor dining. To the front, the property offers a private driveway accommodating two vehicles, with the added benefit of side access to the garden.

Agents Notes

The property includes a high definition security alarm and camera system.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-68) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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NG20 8DB



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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